

STAFF REPORT  
September 6, 2007

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**No. 07PD066 - Planned Commercial Development - Final      ITEM 48**  
**Development Plan**

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GENERAL INFORMATION:

APPLICANT/AGENT	Doug Zaug for Granite Peaks, LLC
PROPERTY OWNER	Doug Zaug for Granite Peaks, LLC
REQUEST	<b>No. 07PD066 - Planned Commercial Development - Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 2 of Block 4 of Big Sky Business Park, located in the SW1/4 NW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .91 acres
LOCATION	The southeast corner of the intersection of Timmons Boulevard and Berniece Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	Office Commercial District (Planned Commercial Development)
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/10/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Final Development Plan be approved with the following stipulations:

1. Prior to Planning Commission approval, the color scheme of the proposed structure and sign(s) shall be revised to provide brown earth tone colors in lieu of bright blue as proposed. In addition, the structure and sign(s) shall conform architecturally to the plans and elevations approved as a part of the Commercial Development Plan;

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2. The front yard setback is hereby reduced from 25 feet to eight feet along Berniece Street and from 25 feet to ten feet along Timmons Boulevard, respectively, for the vacuum cleaner pads;
3. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
4. Prior to issuance of a building permit, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Development Service Center Division;
5. Prior to issuance of a building permit, the signage and pavement markings at the north approach shall be revised to indicate right and left turns only;
7. A minimum of 43,634 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
8. A minimum of two parking spaces shall be provided for employee parking. One of the spaces shall be "van handicap accessible". In addition, three stacking lanes shall be provided behind each service bay and one parking stall shall be provided along each side of the vacuum cleaner pad(s). All provisions of the Off-Street Parking Ordinance shall also be continually met;
9. The dumpster shall be located as shown on the site plan and screened on all four sides with an opaque screening fence;
10. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
11. The site shall be designed to keep all water from the car wash on the property and to preclude vehicles from sliding out onto the adjacent street(s) during icing conditions;
12. All currently adopted Fire Codes shall be continually met. In particular, fire hydrants shall be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, prior to issuance of a building permit, all weather access roads shall be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus;
13. The structure shall be used as a car wash unless otherwise specifically authorized as a stipulation of the Final Commercial Development Plan application or a subsequent Major Amendment to the Commercial Development Plan shall be obtained;
14. All provisions of the General Commercial District shall be met unless an exception is specifically authorized as a stipulation of this Initial Commercial Development Plan, the Final Commercial Development Plan application or a subsequent Major Amendment; and,
15. The Planned Commercial Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years. A time extension may be granted if identified and requested as a part of a phasing schedule submitted with the Final Commercial Development Plan application; or upon written request to the Growth Management Director, and prior to the Final Development Plan approval expiration date, a one year extension for Final Development Plan approval may be granted.

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GENERAL COMMENTS:

The applicant has submitted a Final Commercial Development Plan to allow a car wash on the above legally described property. In particular, the applicant has indicated that the car wash will consist of five wash bays and two vacuum cleaner stations.

On August 8, 2006, the Planning Commission approved an Initial Commercial Development Plan (#07PD045) to allow a car wash to be located on the property with stipulations.

The property is located at the southeast corner of Timmons Boulevard and Berniece Street and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Final Commercial Development Plan and has noted the following considerations:

Design Features: The applicant has submitted building elevations of the commercial structure identifying that the proposed building will be a one story concrete structure with a peaked metal roof. In addition, the building will be white with a bright blue roof.

The commercial buildings currently existing within the area have been designed with a brown earth tone color scheme. The bright blue roof conflicts with the balance of the development within the area. As such, staff is recommending that prior to Planning Commission approval, the color scheme of the proposed structure be revised to provide brown earth tone colors in lieu of bright blue as proposed. In addition, the structure must conform architecturally to the plans and elevations approved as a part of the Commercial Development Plan.

Signage: The applicant has submitted a sign package identifying a 25 foot high pole sign with a six foot by ten foot sign face and a four foot by eight foot sign face located along Timmons Boulevard. In addition, a 24 inch by 40 inch pole sign is proposed along Berniece Street as an "Exit Only" sign. The signs will be constructed with laminated aluminum. In addition, the sign package identifies the sign color as bright blue with green and yellow accents. Staff is recommending that prior to Planning Commission approval, the color scheme of the proposed signage be revised to provide brown earth tone colors in lieu of bright blue as proposed. In addition, the signage must conform architecturally to the plans and elevations approved as a part of the Commercial Development Plan.

Landscaping: A minimum of 37,638 landscaping points are required. The applicant's site plan identifies that 43,634 points are being provided. In particular, the landscaping plan identifies a row of large trees along the east lot line and a cluster of shrubs at the northwest corner of the property along Timmons Boulevard and Berniece Street. Staff is recommending that the landscaping comply with the type and location of landscaping submitted as a part of the Planned Commercial Development. In addition, all landscaping must be continually maintained in a live vegetative state and replaced as necessary.

Setbacks: The applicant has requested to reduce the setback requirement for the vacuum

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cleaner pads to be located along Timmons Boulevard and Berniece Street from 25 feet to eight feet and ten feet, respectively. The vacuum cleaner pads measure approximately 48 inches in height and are located outside of sight triangles. As such, staff is recommending that the front yard setback be hereby reduced from 25 feet to eight feet along Berniece Street and from 25 feet to ten feet along Timmons Boulevard, respectively, for the vacuum cleaner pads.

Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the September 6, 2007 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.